

I. LAND USE AND PLANNING

1. Project Name (same as on Planning Application) Hidden Grove
2. What is the general land use category for the project? Residential, Commercial, Park, Open Space
(residential, commercial, industrial, etc.)
3. What are the number of units or gross floor area proposed? 353 units. Please see Project
Description for more information
4. Are there existing facilities on the site? (buildings, wells, septic systems, parking, etc.) Yes No
If yes, show on the site plan and describe. Six existing single family residential units to be removed as part of this application. One
unit, located at 3661 Gates Lane, has an existing septic system.
5. Is adjacent property in common ownership? Yes No If yes, Assessor's Parcel Number (s) and
acreage(s). _____
6. Describe previous land use(s) of the site over the last 10 years. The site is a mixture of existing residential and vacant commercial and residential land.
7. Will the project require or provide storage for vehicles, equipment, materials, etc.? Yes No
If yes, describe the location, size and type of storage (secured, covered, etc.) proposed. N/A

II. POPULATION AND HOUSING

1. How many new residents will the project generate? 353 units x 2.66=939 new residents approximately.
2. Will the project displace or require the relocation of any residential units? Yes No If yes, the
number. 6 residential units. Only two are currently occupied (remainder vacant) and are rented
at market rent.
3. What changes in character of the neighborhood would result from project development? (surrounding land
uses such as residential, agricultural, commercial, etc.) Existing land uses adjacent to the project
site include residential and commercial, which is consistent with the proposed development.
4. Will the project create or destroy job opportunities? Create Destroy Describe Since the site is
undeveloped, the construction of this project will create jobs in addition to providing commercial.
5. Will the proposed project displace any currently productive use? Yes No If yes, describe.

III. GEOLOGY AND SOILS

1. Are there any potential geologic hazards (soil settlement, steep slopes, slides, faults, etc.) associated with
the project property or on surrounding properties? Yes No If yes, describe. _____

2. Will grading on the site be required? Yes No If yes, describe the grading anticipated for the project (locations, maximum depths/slopes of excavations and fills). The site will be graded to balance earthwork and positively drained.

- Estimate the grading area/quantities. 60+ acres See grading plan cubic yards
3. Will site excavation and fill quantities balance? Yes No If no, describe the source(s) or disposal site(s), transport methods and haul routes required for grading materials. Any minor imbalances shown on the preliminary grading and drainage plan will be fine tuned during improvement plans to balance
4. Are retaining walls proposed? Yes No If yes, describe location(s), type(s), height(s), etc. See Grading Plan. Sheet 13 depicts the height of proposed retaining walls
5. Describe the erosion potential of the project site and the measures that will be utilized to reduce erosion. For reducing erosion, a Sediment and Erosion Control Plans will be implemented and comply with the Town's Stormwater Management Plan.
6. Will blasting be required during project construction? Yes No If yes, describe. Location to be determined during site construction.
7. Are there any known natural economic mineral resources on the project site? (sand, gravel, mineral deposits, etc.) Yes No If yes, describe. The project site is not known as a location for potential significant mineral deposits.

IV. HYDROLOGY AND DRAINAGE

1. Is there any body of water within or on the boundaries of the project site? (lake, pond, stream, canal, etc.) Yes No If yes, name/describe the body of water and show on the site plan. There are three drainage/wetland features in addition to an unnamed tributary to Secret Ravine. Please see drainage report prepared by Wood Rodgers for more information.
2. If there is a body of water within or on the boundaries of the project site, will water be diverted from this water body? Yes No If yes, describe. _____
3. If water will be diverted, does the project applicant have an appropriate or riparian water right? Yes No If yes, describe. _____
4. Where is the nearest off-site body of water such as a waterway, river stream, pond, canal, irrigation ditch or drainageway? Include the name of this water body, if applicable. Secret Ravine Creek is located south of the project site on the other side of Interstate-80.
5. What area/percentage of the project site is presently covered by impervious surface? ≤10%
What will be the area/percentage of impervious surface coverage after development? See drainage study
6. Will any runoff from the project site enter any off-site body of water? Yes No If yes, identify the destination of the runoff. Project storm drainage will be treated by on-site WQ Basins and then ultimately discharge to the existing drainage system along the north side of Interstate 80
7. Will there be a discharge to surface waters of wastewater other than stormwater runoff? Yes No If yes, identify/describe the materials/contaminants present in this runoff. _____

8. Will the project result in the physical alteration of a body of water? Yes No If yes, describe. The project proposes a new culvert under the proposed extension of Library Drive.
9. Will the drainage or runoff from this project cause or exacerbate downstream flooding? Yes No If yes, describe. _____
10. Are there any areas of the project site that are subject to flooding or inundation? Yes No If yes, describe. There is a limited floodplain associated with the tributary.
11. Will the project alter existing drainage channels and/or drainage patterns? Yes No If yes, describe. There is a proposed crossing of the tributary as a result of the Library Drive extension as well as modifications to the minor tributaries on the project site.

V. AIR QUALITY

Note: Specific air quality studies may be required to be conducted as part of the project review/approval process. Such specific studies may be included with the submittal of this questionnaire.

1. Are there currently any known sources of air pollution such as an industrial use or major roadway in the vicinity of the project? Yes No If yes, describe. Interstate 80 is immediately adjacent on the southeast side of the project site.
2. Describe the following emissions sources related to project development:
- Construction emissions - Extent and duration of site grading activities: To be determined during the preparation of an Air Quality Study during the environmental review process.
- Stationary source emissions - Are woodstoves proposed in residential projects? Yes No
- Mobile source emissions - Vehicle activities related to residential, commercial and/or industrial uses: Mainly passenger vehicle activities related to residential and commercial uses.
3. Based on proposed use, will the project significantly contribute to the violation of ambient air quality standards? Yes No If yes, describe (may require the results from specific air quality studies).

4. Are there any sensitive receptors to air pollution (such as schools or hospitals) located in the vicinity of the project? Yes No If yes, describe. Loomis Grammer School is located approximately 575' north of the project site.
5. Describe measures that are proposed by the project to reduce stationary and mobile source emissions? Air Quality study mitigation measures will be prepared as part of the project's environmental review process.
6. Will vegetation be cleared from the project? Yes No If yes, describe the method of disposal. The site will be mass graded and vegetation will be removed if necessary in accordance with local rules and regulations.

VI. TRANSPORTATION/CIRCULATION

Note: Detailed traffic studies prepared by a qualified traffic consultant may be required, following review of the information presented below. Such studies may be included with the submittal of this questionnaire.

1. Does the project front on a local roadway? Yes No If yes, what is the name of the roadway?
Laird Street and Horseshoe Bar Road.
If no, what is the name and distance of the nearest roadway? _____
2. Will new entrances onto local roadways be constructed. Yes No
If yes, describe. Library Drive and Webb Street shall extend to provide access into the project. There will be an access point off of King Road and Day Avenue.
3. Would any non-automobile traffic result from the development of the project? Yes No If yes, describe. The project will support alternative mode of transportation including pedestrian and bicycle use.
4. If applicable, what road standards are proposed within the project? Please see street sections as shown on Sheet 1 of the Tentative Map.
(Show typical street sections(s) on the site plan.)
5. Will a new entrance(s) onto local roadways be constructed? Yes No
If yes, show location(s) on site plan.
6. Describe any frontage improvements to the local roadway(s). See Tentative Map.
7. Describe the traffic that will be generated by the project (average daily traffic [ADT], peak hour volumes and peak hour times/days). To be determined by Traffic Study which will be prepared during the environmental review process.
8. Will this traffic affect the service levels at an existing major street intersection or freeway interchange? Yes No If yes, describe. To be determined by Traffic Study which will be Unknown prepared during the environmental review process.
9. Are pedestrian, bicycle, equestrian and/or transit facilities proposed with the project? Yes No
If yes, describe. The project will include sidewalks and bicycle lanes as illustrated by Sheet 1 of the Tentative Map.
10. Will the project require provisions for parking? Yes No If yes, describe the number, size, location and access of the parking facilities proposed. Proposed Street sections will accommodate on-street parking, while residential and commercial uses will provide parking consistent with the Municipal Code.
11. Will there be company vehicles associated with the project? Yes No If yes, describe the number and type of vehicles and the parking that will be provided for these vehicles (see 10, above). _____

VII. BIOLOGICAL RESOURCES

Note: Detailed studies or exhibits (e.g., tree survey, wetlands delineation) may be required, following a review of the information presented below. Such studies or exhibits may be included with the submittal of this questionnaire.

1. Briefly describe site vegetation. Composed primarily of weedy grass species. Many of these also occur as under story plants in foothills woodlands. The most common and abundant species in the annual grassland include ripgut brome, garden veych and winter vetech, longbeak stork's bill, narrowleaf plantain shortpod mustard, Menzie's fiddleneck, soft brome, bristly dogtail grass, yellow star-thistle, and prickly lettuce. Poison oak is often found growing on rock outcrops scattered throughout the project site.

2. Will any trees of 6-inches diameter breast height (dbh) or greater be removed as a result of project development? Yes No If yes, describe the number of trees to be removed, tree species, tree inches and the percentage of the trees on the site that the removals represent. See Tree Impact Exhibits and associated arborist report.

3. Briefly describe wildlife typically found in the area. California quail, northern flicker, white-breasted nuthatch, wild turkey, Nuttall's woodpecker, oak titmouse, ruby-crowned kinglet, orange-crowned warbler, yellow-rumped warbler, spotted towhee, California towhee, and savannah sparrow, red tailed hawks, and white-ailed kites. Urban wildlife known to use the project site include coyote, raccoon, Virginia opossum, and mule deer, botta's pocket gopher, and the California ground squirrel.
4. Describe changes to site habitat(s) resulting from development of the project. See Proposed Project.

5. Are any rare or endangered species (as defined in Section 15380, CEQA Guidelines) found in the project area? Yes No If yes, describe. Unknown at this time.

6. Are any federally-listed threatened species, or candidates for listing, found in the project area? Yes No If yes, describe. Unknown at this time.

7. Is there a rare natural community (monitored by the DFG Natural Diversity Data Base) present on the project site? Yes No If yes, describe. Unknown at this time.

8. Are there wetlands (i.e., seasonal wetlands, wetland swales, riparian corridor, etc.) on the project site? Yes No If yes, describe (type, acreage, etc.). There are wetlands located adjacent to the unnamed Tributary to Secret Ravine which runs in a southerly direction.

9. If yes, will project development affect these wetland areas? Yes No If yes, describe. The project proposes an extension of Library Drive which will cross the Wetland area.

10. If yes, will a Corps of Engineers permit be required for disturbing site wetlands? Yes No

VIII. HAZARDOUS MATERIALS

Hazardous material are defined as any material that, because of its quantity, concentration or physical or chemical characteristics, poses a significant present or potential hazard to human health and safety or to the environment if released into the workplace or the environment. "Hazardous materials" include, but are not limited to, hazardous substances, hazardous waste and any material (including oils, lubricants and fuels) which a handler or administering agency has a reasonable basis for believing that it would be injurious to the health and safety of persons or harmful to the environment if released into the workplace or environment.

- 1. Will the proposed project involve the handling, storage or transportation of hazardous materials? Yes [] No [X]

If yes, attach a list of all hazardous materials to be handled/stored at the project site. The list needs to include (but is not limited to) fuels, chemicals, cleaners, lubricants, coolants, biocides, etc. A description needs to be included explaining how these materials will be managed, used, stored, disposed/recycled.

Describe any hazardous wastes that will be generated and detail how/where they will be stored and disposal of. Include an outline of the proposed chemical emergency spill response plan.

If yes, will the project involve the handling, storage or transportation of more than 55 gallons, 500 pounds or 200 cubic feet (STP) at any one time of a product or formulation containing hazardous materials or will any of these materials be stored in underground storage tanks? Yes [] No [X]

If yes, please contact the Placer County Environmental Health Division at 889-7335 for an explanation of additional requirements.

IX. NOISE

Note: Projects located near a major noise source and/or projects that will result in increased noise generation or exposure may require a detailed noise study (with any proposed mitigations) prior to environmental determination.

- 1. Is the project located near a major noise source? Yes [X] No [] If yes, describe. The project is adjacent to Interstate 80.
- 2. Describe the noise that will be generated by this project, both during construction and following project development. During the construction of the project heavy equipment will be used for demolition, grading, paving, and building construction. An acoustical analysis for the project will be prepared during the environmental review process.

X. PUBLIC SERVICES

FIRE AND EMERGENCY MEDICAL SERVICES

- 1. Describe the nearest fire protection facilities (location, distance, agency). The South Placer Fire Protection District services the project. Station 18 is the closest station, which is 0.2 miles northwest of the project site at 5850 Horseshoe Bar Road.
- 2. Describe the nearest emergency water source for fire protection purposes (type, location, distance, agency). There are fire hydrants located at the corner of Laird and Webb Street, Sun Knoll Drive, King Road, and Public water availability on Library Drive, and Horseshoe Bar Road. In addition the perennial waterway provides an emergency water source.
- 3. Describe the fire hazard and fire protection needs created as a result of project development. The project would require fire protection support typical of a low density residential community similar to adjacent properties.
- 4. Describe the on-site fire protection facilities proposed with this project. The project has been designed for the movement of fire apparatus (see street sections on Tentative Map Sheet 1) and fire hydrant locations are shown on the proposed utility plans (Sheets 9-11).

5. If this is a single access project, what is the distance from the project to the nearest through roadway/name of roadway? The proposed project has multiple access points which include Library Drive, Webb Street, Laird Street, Day Avenue Horseshoe Bar Road, and King Road.
6. Describe parking area access, number of spaces and entry/exit for emergency vehicles. See response to number 5 above.
7. Are there any site limitations that will limit accessibility by emergency service vehicles? Yes [] No [X] If yes, describe. _____
8. Estimate the number of persons on-site (residents or employees/visitors) _____
353 units x 2.66=939 new residents approximately.

LAW ENFORCEMENT

1. Describe the access to the site and entrance features (gates, etc.). The proposed project has multiple access points which include Library Drive, Webb Street, Laird Street, Day Avenue, Horseshoe Bar Road, and King Road.
2. Describe the security protection that will be provided on the site, if any. Undetermined at this time.
3. Describe the location, visibility and lighting of vehicle and equipment storage areas. _____
Lighting to be provided consistent with the Hidden Grove Massing Standards & Architectural Styles

WATER

1. Is the project within a public domestic water system district or service area? Yes [X] No [] If yes, describe the district/area. Placer County Water Agency
2. Can the district serve the project? Yes [X] No []
3. What will be the water source(s) for the project? Placer County Water Agency
4. What is the estimated usage and peak usage of the project? 186,000 gpd/ 372,000 gpd
5. Are there any existing or abandoned wells on the site? Yes [] No [X] If yes, describe (location, depth, yield, contaminants, etc.) _____

WASTEWATER

1. Is wastewater presently disposed on the site? Yes [X] No [] If yes, describe the method(s) and quantities (gpd). Existing homes currently dispose of approximately 800 gpd of sewage via existing SPMUD utility service SPMUD.
2. Is the project located within a sewer district? Yes [X] No [] If yes, describe. South Placer Municipal Utility District which has a collector line within the project area.

If yes, can the district serve the project? Yes [X] No []

Is there sewer service in the area? Yes [X] No [] If yes, what is the distance to the nearest collector line? On the project site.
3. What are the projected wastewater quantities (gpd) generated by the project and the proposed method of disposal? 117,000 gpd South Placer Municipal Utility District (SPMUD).

4. Will there be any unusual characteristics associated with project wastewater? Yes [] No [X] If yes, describe any special treatment processes that may be necessary for these wastes. _____

5. During the wettest time of year, is the groundwater level on the project site less than 8 feet below the surface of the ground? Yes [] No [X]

SOLID WASTE

1. Describe the type(s) of solid waste and estimate the quantities of waste per day/month that will be produced by the project. Specify if there are any special wastes (chemicals, infectious waste, oils, solvents, recyclables, etc.) Standard residential and a small commercial component.
2. Describe the disposal method of this waste material. Disposal method of waste material will be coordinated with the town's Waste Management department and service provider.
3. Describe the access that will be provided to refuse removal vehicles and the location and design of recycling and refuse storage equipment. Roadways designed to accommodate full access of refuse removal vehicles throughout site. Refuse and recycle containers will be individual bins for each residence and a dumpster for commercial.

PARKS AND RECREATION

1. What is the distance from the project to the nearest public park or recreation area? Internal to the project
 What is the name of this facility? There are proposed park facilities within the development.
2. Are any park or recreation facilities proposed as part of the project? Yes [X] No [] If yes, describe. There are multiple park facilities proposed within the project.

SCHOOLS

1. What are the nearest elementary and high schools to the project? Loomis Grammar School (LGS) and Del Oro High School (DOHS)
- What are the distances to these schools from the project? LGS is 0.5 miles and DOHS is 0.9 miles

XI. AESTHETICS

1. Is the proposed project consistent/compatible with adjacent land uses and densities? Yes [X] No [] Describe the consistencies/compatibilities or inconsistencies/incompatibilities. The project proposes residential land uses, along with town center commercial, parks, open space; all of which are compatible with adjacent land uses and densities.
2. Is the proposed project consistent/compatible with adjacent architectural styles? Yes [X] No [] Describe the consistencies/compatibilities or inconsistencies/incompatibilities. The project proposes architectural styles that are consistent with the surrounding area-please see the Hidden Grove Massing Standards & Architectural Styles
3. Describe the signage and/or lighting proposed by the project. Lighting to be designed and implemented consistent with the Hidden Grove Massing Standards & Architectural Styles. Signage to be consistent with Town of Loomis Municipal Standards.

4. Is landscaping proposed? Yes No If yes, describe. _____
Landscaping to be provided in common areas, landscape corridors, and parks.

XII. CULTURAL RESOURCES

Note: If the project site is located on or near an archaeological, historical or paleontological site, specific studies may be required.

1. Does the project site support any archaeological, historical or paleontological features (e.g., Native American habitation sites, old foundations or structures, etc.)? Yes No If yes, describe. _____

Cultural Resource study to be prepared during the environmental review process.

2. What is the nearest archaeological, historical or paleontological site? _____

Cultural Resource study to be prepared during the environmental review process.

What is the name of this site? _____